

**PB# 02-09**

**H.R.& C. of NY, Inc.**

**4-1-68**

H.R. & C OF NEW YORK, INC. SUBDIVISION  
UNION AVENUE (HILDRETH) 2 LOTS

02-09

TOWN OF NEW WINDSOR  
PLANNING BOARD  
APPROVED COPY

DATE: 6-30-03

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103  
APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/30/2003	PLANS STAMPED	APPROVED
06/25/2003	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS	ND: APPR COND
04/24/2002	P.B. APPEARANCE . SEND TO D.O.T.	LA: WVE PH RETURN
04/17/2002	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103  
APPLICANT: H.R. & C. OF NEW YORK, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	04/17/2002	EAF SUBMITTED	04/17/2002	WITH APPLIC
ORIG	04/17/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	04/17/2002	LEAD AGENCY DECLARED	04/24/2002	TOOK LA
ORIG	04/17/2002	DECLARATION (POS/NEG)	06/25/2003	DECL NEG DEC
ORIG	04/17/2002	SCHEDULE PUBLIC HEARING	/ /	
ORIG	04/17/2002	PUBLIC HEARING HELD	/ /	
ORIG	04/17/2002	WAIVE PUBLIC HEARING	04/24/2002	WAIVE PH
ORIG	04/17/2002	AGRICULTURAL NOTICES	/ /	
ORIG	04/17/2002	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103

APPLICANT: H.R. & C. OF NEW YORK, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	06/19/2003	MUNICIPAL HIGHWAY	06/23/2003	APPROVED
REV1	06/19/2003	MUNICIPAL WATER	/ /	
REV1	06/19/2003	MUNICIPAL SEWER	07/01/2003	APPROVED
REV1	06/19/2003	MUNICIPAL FIRE	06/19/2003	APPROVED
		. APPROVED ON THE CONDITION THE FOLLOWING IS ADDRESSED AND		
		. COMPLIED WITH - "THE ACCESS TO THIS SITE MUST BE ADDRESSED		
		. DURING THE SITE PLAN REVIEW"		
REV1	06/19/2003	NYS DOT	/ /	
ORIG	04/17/2002	MUNICIPAL HIGHWAY	06/23/2003	APPROVED
ORIG	04/17/2002	MUNICIPAL WATER	04/23/2002	APPROVED
ORIG	04/17/2002	MUNICIPAL SEWER	06/19/2003	SUPERSEDED BY REV1
ORIG	04/17/2002	MUNICIPAL FIRE	04/18/2002	APPROVED
ORIG	04/17/2002	NYS DOT	06/19/2003	SUPERSEDED BY REV1

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE:

LISTING OF PLANNING BOARD FEES  
RECREATION

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103

APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
07/09/2003	ONE LOT REC. FEE	CHG	1500.00		
07/15/2003	REC. CK. #3288	PAID		1500.00	
		TOTAL:	1500.00	1500.00	0.0

  
7/18/03

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEE**  
**APPROVAL**

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103

APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/09/2003	SUB. APPROVAL	CHG	260.00		
07/15/2003	REC. CK. #3287	PAID		260.00	
			-----	-----	-----
		TOTAL:	260.00	260.00	0.00



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

**RICHARD D. McGOEY, P.E.** (NY & PA)

**WILLIAM J. HAUSER, P.E.** (NY & NJ)

**MARK J. EDSALL, P.E.** (NY, NJ & PA)

**JAMES M. FARR, P.E.** (NY & PA)

**MAIN OFFICE**

33 Airport Center Drive  
Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mheny@mhepc.com

*Writer's e-mail address:*

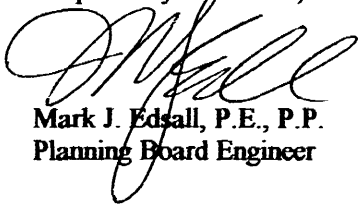
*mje@mhepc.com*

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** H.R. & C. MINOR SUBDIVISION  
**PROJECT LOCATION:** UNION AVENUE (North of Rt. 207)  
SECTION 4 – BLOCK 1 – LOT 68  
**PROJECT NUMBER:** 02-09  
**DATE:** 24 APRIL 2002  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE 8.25+/- ACRE PARCEL INTO TWO (2) COMMERCIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 24 APRIL 2002 PLANNING BOARD MEETING.

1. The property is located in the "C" Zoning District of the Town. The plan includes bulk tables for both lots. Some corrections are needed as follows:
  - Both tables should have Frontage and Development Coverage added (both values N/A).
  - For the A-8 use table (lot 2), the FAR value required is 0.7
2. The application was referred to the NYSDOT on 13 May 2002 and it has now (apparently) been resolved.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
5. The Planning Board should verify if a determination was made as to the need for a Public Hearing for this minor subdivision.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE/st  
NW02-09-25Jun03.doc

**REGIONAL OFFICES**

- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •



H.R. & C. OF NEW YORK SUBDIVISION (#02-09)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: Application involves subdivision of 8 1/4 acre parcel into 2 commercial lots. The plan was previously reviewed at the 24 April, 2002 planning board meeting. Moving right along?

MR. HILDRETH: Yeah.

MR. PETRO: Property is located in the C zone plan, includes bulk tables for both lots. Some corrections are needed, get together with Mark. Application referred to New York State DOT on 13 May, 2002 has now apparently been resolved.

MR. HILDRETH: Fine.

MR. PETRO: And then we have Highway approval on 6/23/2003 and Fire approved on condition the following is addressed, the access to this site must be addressed during the site plan review, I guess that's what we're doing.

MR. HILDRETH: That's subdivision, any further development of the vacant parcel being created would obviously come back through with an application.

MR. PETRO: Well, he's stating the obvious as far as I'm concerned.

MR. HILDRETH: Right, he actually called me up and spoke to me about that and I said if that's what you want to say, that's fine, long story made short, this is the same subdivision plan that was first seen 14 months ago. The only change is the addition of the highway details which were eventually hammered out with the DOT. It necessitated using a larger piece of paper

because of all the details but it's the same subdivision plan, no change. The board declared lead agency and withheld anything else until they heard from DOT.

MR. ARGENIO: This is no left turn.

MR. HILDRETH: Same thing as Applebee's, one way in, one way out, right turn only.

MR. PETRO: That's pretty miserable, isn't it?

MR. ARGENIO: I would say.

MR. HILDRETH: One way in, one way out, it's a safety issue.

MR. PETRO: I'm just saying if I'm a visitor to whatever you're doing there, it's pretty annoying, even when I go to Applebee's, I don't want to go that way.

MR. HILDRETH: It's not the only way in and out, the existing road that's there has an access through Johnny D's so they've got two ways in and out.

MR. PETRO: The access through Johnny D's, is that going to be part of an easement?

MR. HILDRETH: The easement exists.

MR. EDSALL: As with the last application we had that put in just to cover this possibility you guys were thinking of when the last application came in.

MR. HILDRETH: When the subdivision was made for Johnny D's that's when that was done.

MR. EDSALL: That's when the thought process started.

MR. PETRO: Because Johnny D's can change ownership and

say hey, you can't go through there now, they can't change it, I wondered if they disclosed that, by the way, do you know there's an easement through your property.

MR. HILDRETH: Absolutely.

(Whereupon, Mr. Krieger entered the room.)

MR. PETRO: What's it going to be used for?

MR. HILDRETH: I don't know yet, creating the parcel so it can be developed.

MR. PETRO: Any non-conforming setbacks, Mark?

MR. EDSALL: No, I think the only open issue from the old meeting was getting the DOT to write off on it and unfortunately, it took this long, comments 3, 4 and 5 if Myra can just check where we stand on some of those procedurally.

MR. PETRO: Sewer lines, remember they were all moved at one time, no affect on this at all.

MR. HILDRETH: No, those were moved in an effort to make both Johnny D's parcel and this one, give it as much room as possible because where it was before it was pitching it toward Union Avenue.

MR. PETRO: Motion for negative dec.

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and second that the New Windsor Planning Board declare negative dec for the H.R. & C. minor subdivision on Union Avenue. Is there any further discussion from the board members? If not,

roll call.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: There's no other outstanding comments, the bulk tables, some corrections are needed, work that out with Mark.

MR. HILDRETH: Yes, not a problem, just couple of additions to the table.

MR. PETRO: With that, I'll entertain a motion for final approval.

MR. ARGENIO: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the H.R. & C. minor subdivision on Union Avenue. Any further discussion from the board members? If not, roll call. You have to take those two notes from Mark and square them up, okay?

MR. HILDRETH: Yes, sir.

ROLL CALL

MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#604-2003**

**07/15/2003**

**H.r. & C. New York, Inc.**

**Received \$ 260.00 for Planning Board Fees, on 07/15/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD OFFICE**  
**845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE PLANNING BOARD**  
**DATE: JULY 15, 2003**  
**SUBJECT: H.R. & C OF NY - P.B. #02-09**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 408.50 TO CLOSE OUT  
ESCROW FOR:**

**PB FILE #02-09**

**NAME: H.R. & C. NEW YORK, INC. (DAYS INN OF NEWBURGH)**

**ADDRESS: 915 UNION AVENUE**

**NEW WINDSOR, NY 12553**

**THANK YOU,**

**MYRA**

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/15/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103  
APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	REC CK. 2476	PAID		800.00	
04/24/2002	P.B. ATTY. FEE	CHG	35.00		
04/24/2002	P.B. MINUTES	CHG	13.50		
06/25/2003	P.B. ATTY. FEE	CHG	35.00		
06/25/2003	P.B. MINUTES	CHG	18.00		
07/03/2003	P.B. ENGINEER	CHG	290.00		
07/15/2003	RET. TO APPLICANT	CHG	408.50		
		TOTAL:	800.00	800.00	0.00



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4695

## OFFICE OF THE PLANNING BOARD

July 14, 2003

Grevas & Hildreth, P.C.  
407 South Plank Road, Unit 3  
Newburgh, NY 12550

ATTN: WILLIAM HILDRETH, LS

SUBJECT: H.R. & C OF NEW YORK, INC. (02-09)

Dear Bill:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account of \$408.50 that will be returned to the applicant.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$ 260.00
Check #2 – One Lot – Recreation Fee.....	\$1,500.00

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved. *← (Have plans)*

If you have any questions in this regard, please contact my office.

Very truly yours,

  
Myra L. Mason, Secretary To The  
NEW WINDSOR PLANNING BOARD

MLM



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/14/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103

APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	REC CK. 2476	PAID		800.00	
04/24/2002	P.B. ATTY. FEE	CHG	35.00		
04/24/2002	P.B. MINUTES	CHG	13.50		
06/25/2003	P.B. ATTY. FEE	CHG	35.00		
06/25/2003	P.B. MINUTES	CHG	18.00		
07/03/2003	P.B. ENGINEER	CHG	290.00		
			-----	-----	-----
		TOTAL:	391.50	800.00	-408.50

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/14/2003

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103

APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/09/2003	SUB. APPROVAL	CHG	260.00		
			-----	-----	-----
		TOTAL:	260.00	0.00	260.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/14/2003

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LISTING OF PLANNING BOARD **FEES**  
**RECREATION**

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103

APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/09/2003	ONE LOT REC. FEE	CHG	1500.00		
			-----	-----	-----
		TOTAL:	1500.00	0.00	1500.00



June 25, 2003

PROJECT: H.R. 1 of NY Subdivision

P.B. # 02-09



**NEGATIVE DEC:**

AUTHORIZE COORD. LETTER: Y\_\_\_\_\_N\_\_\_\_\_

M) A S) K VOTE: A 5 N 0

TAKE LEAD AGENCY: Y      N     

CARRIED: Y ☒ N

M)        S)        VOTE: A        N       

CARRIED: Y N

**PUBLIC HEARING:**                      **WAIVED:**                      **CLOSED:**

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ SCHEDULE P.H.: Y \_\_\_\_\_ N \_\_\_\_\_

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

**APPROVAL:**

M) A S) K VOTE: A 5 N 0

APPROVED: 6/25/03

NEED NEW PLANS: Y / N   

**CONDITIONS – NOTES:**

[illegible]



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553

Telephone: (845) 563-4615

Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **WATER DEPARTMENT**

P.B. FILE #02-09

DATE RECEIVED: 06-18-2003

PLEASE RETURN COMPLETED FORM TO MYRA BY: 06-23-2003

THE MAPS AND/OR PLANS FOR:

#### H.R. & C SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:



**APPROVED:**

Notes: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**DISAPPROVED:**

Notes: \_\_\_\_\_

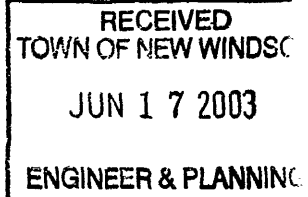
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date

7/1/03



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.  
REGIONAL TRAFFIC ENGINEER  
(845) 575-6040

ROBERT A. DENNISON III, P.E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

Richard A. Burns, Permits  
NYSDOT  
112 Dickson Street  
Newburgh, NY 12550  
☎ (848) 565-9762

13 June, 2003

Mr. Mark J. Edsall, P.E., P.P.  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553

RE: H. R. & C. of Newburgh, Rt. 300 SH # 982E HRM 300-8302-1095 (next to Johnny D's)

Dear Mr. Edsall,

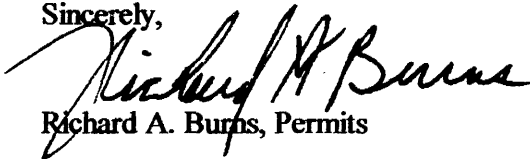
DOT has conceptually accepted the enclosed plans by William B. Hildreth & Gregory Shaw last revised 6/5/03. However, we have comments as follows:

1. The plan shows "rights in & rights out". This is the conceptual design we are approving. This is the safest configuration that allows individual access to Rt. 300. Minor detail and exact location changes may be necessary at time of permit application.
2. There is an existing access easement through Johnny D's parking lot. The final approval should have this access built and all rights of access through the easement retained.

3. Any work in the ROW requires a highway work permit.
4. The local building permit should not be granted prior to Highway Work Permit application submission with plans that are completely acceptable to DOT for permitting and construction purposes. The final plans will need more detail.

If I can be of further assistance, please advise.

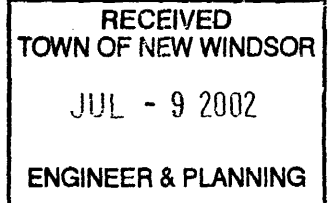
Sincerely,



Richard A. Burns, Permits

cc: Glenn Boucher, Region 8 Traffic. W/ plan  
Greg Shaw, Engineer, no plan

6/17/03  
cc: M.E.



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.  
REGIONAL TRAFFIC ENGINEER  
(845) 575-6040

ROBERT A. DENNISON III, P.E.  
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN  
COMMISSIONER

Richard A. Burns  
NYSDOT Permits  
112 Dickson Street  
Newburgh, NY 12550  
☐ ( 845 ) 565-9762

5 July, 2002

Mr. Mark J. Edsall, P.E., P.P.  
Town of New Windsor Planning Board Engineer  
555 Union Avenue  
New Windsor, NY 12553

Re: H. R. & C. OF NEW YORK ROUTE 300 (UNION AVE.) TOWN OF NEW WINDSOR

Dear Mr. Edsall,

Per a conceptual review of the above referenced project, I have comments as follows:

1. This property should be subdivided and designed so that no new entrances are necessary.
2. Relocating the existing entrance to obtain this criteria should not be ruled out.



3. All extra runoff must be handled on site.
4. This is a busy road. A low traffic volume generator is preferred.

If I can be of further assistance, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Burns". The signature is fluid and cursive, with the first name "Richard" and last name "Burns" clearly distinguishable.

Richard A. Burns, Permits for Eastern Orange County

cc: Glenn Boucher, Traffic



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

13 May 2002

New York State Department of Transportation  
Permit Inspection Unit Office  
112 Dickson Street  
Newburgh, New York 12550

ATT: Richard Burns

SUBJECT: **H.R. & C of NEW YORK, INC. SITE PLAN  
NEW WINDSOR PLANNING BOARD NO. 02-09**

Dear Mr. Burns:

The Town of New Windsor Planning Board has received an application for minor subdivision approval of an 8.25-acre commercial parcel located on Union Avenue (Route 300) within the Town. The Planning Board has determined that the application should be reviewed by your Department at this time. It is further understood that a subsequent site plan application will be necessary for any use on the proposed lot, and the applicant will be required to obtain a Highway Work Permit from your Department in connection with that site plan application.

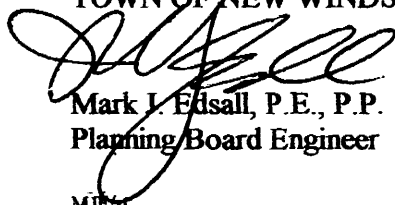
We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application *from a planning standpoint*, which should be considered by the Board during their review of the project.

**It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following subdivision and site plan approval from the Town.**

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD



Mark J. Edsall, P.E., P.P.  
Planning Board Engineer

MJE:sa  
NW02-09-NYSDOT-051302.doc



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@mhepc.com

□ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@mhepc.com

**Writer's E-mail Address:**  
mje@mhepc.com

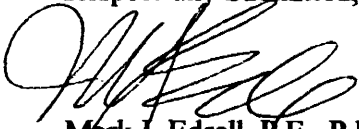
**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** H.R. & C. MINOR SUBDIVISION  
**PROJECT LOCATION:** UNION AVENUE (North of Rt. 207)  
SECTION 4 – BLOCK 1 – LOT 68  
**PROJECT NUMBER:** 02-09  
**DATE:** 24 APRIL 2002  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE 8.25+/- ACRE  
PARCEL INTO TWO (2) COMMERCIAL LOTS. THE PLAN WAS  
REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the "C" Zoning District of the Town. The "required" bulk information shown on the plan is correct for the zone and use group proposed. The table should be made complete to add Frontage and Development Coverage (both values N/A).  
  
As well, the bulk table only provides values for proposed Lot #1. The bulk requirements and "provided values for proposed Lot #2 should be added.
2. The Board should discuss whether this application need go to the NYSDOT, or if a referral will be made only as part of the site plan. Board members should be aware that access to the proposed lot is available via an existing curb-cut on Rt.300, as well as an easement thru the adjoining lot to the north.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

5. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', written over the printed name.

**Mark J. Edsall, R.E., P.P.**  
**Planning Board Engineer**

MJE/st  
NW02-09-24Apr02.doc

REGULAR ITEMS:

H.R. & C. OF NEW YORK SUBDIVISION (02-09)

Mr. William Hildreth appeared before the board for this proposal.

MR. PETRO: This is a 2 lot commercial subdivision. The application involves subdivision of the 8.25 acre parcel into two commercial lots. The plan was reviewed on a concept basis only, in the C zoning district, bulk information on the plan is correct.

MR. HILDRETH: You took half my speech.

MR. LANDER: Where are we located here?

MR. HILDRETH: This is Days Inn, the restaurant shown in the lower right-hand portion of this, this is Johnny D's, okay, this is the current existing motel, the proposed lot is adjacent south of Johnny D's, takes up the remainder of the frontage out to Union Avenue.

MR. PETRO: Up to the sewer line in the back?

MR. HILDRETH: Yeah, you have to study it because of the contours, I realize things are all parallel, but that's the back line, it's just behind the relocated sewer line, this proposal is for subdivision only, obviously, it's being cut out for commercial use whatever it is.

MR. PETRO: Off the hotel piece?

MR. HILDRETH: Yes, the original subdivision created Johnny D's, left the entire piece to the hotel, this is coming off that. You'll see whatever site plan comes back in or whatever is going on complies with the bulk requirements, it's probably going to have to go to DOT, however.

MR. PETRO: I think that it should.

MR. HILDRETH: However, we do have where Johnny D's is created, we have an existing easement put through the

parking lot to get to the piece knowing full well the access on and off this highway.

MR. PETRO: That's true, once you subdivide it and they sell it whoever buys it is going to be screaming bloody murder if they go to DOT and get denied access and told to use the easement so better to find out now when you're creating the lot whether it's good or not.

MR. LANDER: They can still use the easement but still have an access or an exit, they've got to have access to Union Avenue.

MR. PETRO: We're creating the lot.

MR. LANDER: So they have to have it.

MR. PETRO: Yes but if the lot's existing, they have to but if we create the lot, if DOT has the opportunity to look at it.

MR. HILDRETH: I know it's got to be sent to them, but what I'd like to make clear I guess is that DOT knows this easement exists when they look at it, that's all.

MR. LANDER: I'd like to see that, another curb cut.

MR. PETRO: Well, yes, DOT.

MR. HILDRETH: Yeah, they have to see it, but as long as I know the options, I don't care, whatever they want is what they want, it's their road.

MR. PETRO: I'm saying DOT, should be referred to DOT as part of the subdivision, not just the site plan.

MR. HILDRETH: Absolutely, knowing full well that it's going to be developed into something.

MR. PETRO: Motion for lead agency?

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the H.R. & C. of New York minor subdivision. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. HILDRETH: Do you want to think about public hearing at this time or wait until you hear from DOT?

MR. PETRO: What else can we accomplish? You're going to go to DOT.

MR. HILDRETH: That's it, as far as I know, water and sewer are available, no zoning issues.

MR. LANDER: Make a motion to waive the public hearing.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment for the H.R. & C. minor subdivision on Union Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Why don't you wait until you hear back from DOT on the negative dec.

MR. PETRO: Okay.

RESULTS OF P.B. MEETING OF: April 24 2002

PROJECT: H.R. & C of N.Y. Sub. P.B.# 02-09

**LEAD AGENCY:**

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y    N

M) S) VOTE: A N

2. TAKE LEAD AGENCY: Y ☒ N

CARRIED: YES NO

M) A S) B VOTE: A 5 N 0

CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) L S) A VOTE: A5 N 0 WAIVED: Y ☒ N

SCHEDULE P.H. Y N ✓

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/18/2002

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 2-9

NAME: H.R. & C. OF NEW YORK, INC. -PA2001-0103  
APPLICANT: H.R. & C. OF NEW YORK, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/17/2002	REC CK. 2476	PAID		800.00	
		TOTAL:	0.00	800.00	-800.00



A handwritten signature, possibly 'J. [unclear]', is enclosed in a large, hand-drawn oval. Below the signature, the date '4/18/02' is written in a cursive script.

**Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4611**

**RECEIPT  
#357-2002**

**04/18/2002**

*#02-09 Application Fee*  
**Days Inn Of Newburgh**

**Received \$ 50.00 for Planning Board Fees on 04/18/2002. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

**RECEIVED**

JUN 18 2003

P.B. FILE #02-09

DATE RECEIVED: 06-18-2003

N.W. HIGHWAY DEPT.

PLEASE RETURN COMPLETED FORM TO MYRA BY: 06-23-2003

THE MAPS AND/OR PLANS FOR:

#### H.R. & C SUBDIVISION

Applicant or Project Name

SITE PLAN \_\_\_\_\_, SUBDIVISION XX, LOT LINE CHANGE \_\_\_\_\_,  
SPECIAL PERMIT \_\_\_\_\_

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **DISAPPROVED:**

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date

6-23-03

## INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Fire Inspector  
**SUBJECT:** H.R. & C Subdivision  
**DATE:** June 19, 2003

Planning Board Reference Number: PB-02-09

Date Received: 06-18-2003

Fire Prevention Reference Number: FPS-03-026

An inspection of the above referenced property was conducted on June 19, 2003.

This subdivision plan is acceptable on the condition that the following is addressed and complied with.

- **The access to this site must be addressed during the site plan review.**

Plans Dated: 26 March 2002



Thomas R. Lucchesi  
Fire Inspector

TRL/dh



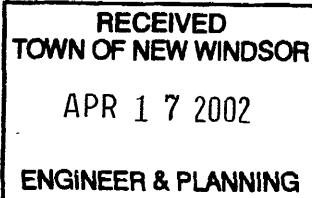
# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4693

## OFFICE OF THE PLANNING BOARD

### PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,  
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # **02-09** DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 4-22-02

THE MAPS AND/OR PLANS FOR:

N.R. & C of D.Y.  
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: Water available if needed

☐ **DISAPPROVED:**

Notes:

Signature: Steve D. D. Date: 4-23-02  
Reviewed by:

**INTER-OFFICE CORRESPONDENCE**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: April 18, 2002**

**SUBJECT: H.R. & C. of New York, Inc.**

**Planning Board Reference Number: PB-02-09**

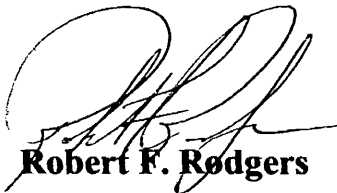
**Dated: 17 April 2002**

**Fire Prevention Reference Number: FPS-02-023**

**A review of the above referenced subject minor subdivision plan was conducted on 18 April 2002.**

**This subdivision plan is acceptable.**

**Plans Dated: 25 March 2002.**



**Robert F. Rodgers**

**RFR/dh**



**McGOEY, HAUSER and EDSALL**  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office  
33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mhenry@att.net

☐ Regional Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhpa@ptd.net

**PLANNING BOARD WORK SESSION**  
**RECORD OF APPEARANCE**

1-3

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: \_\_\_\_\_

WORK SESSION DATE: 17 April 02 PROJECT: NEW X OLD \_\_\_\_\_

REAPPEARANCE AT W/S REQUESTED: No RESUB. REQ'D: Full App

PROJECT NAME: HRC Sch.

REPRESENTATIVES PRESENT: Bill Hildoth

MUNICIPAL REPS PRESENT:

BLDG INSP. \_\_\_\_\_  
ENGINEER X  
P/B CHMN \_\_\_\_\_

FIRE INSP. Kick  
PLANNER \_\_\_\_\_  
OTHER \_\_\_\_\_

ITEMS DISCUSSED: DAYS INN

STND CHECKLIST:

DRAINAGE \_\_\_\_\_

DUMPSTER \_\_\_\_\_

SCREENING \_\_\_\_\_

LIGHTING \_\_\_\_\_

(Streetlights)

LANDSCAPING \_\_\_\_\_

BLACKTOP \_\_\_\_\_

ROADWAYS \_\_\_\_\_



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

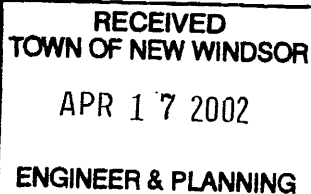
## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 4 Block 1 Lot 68

1. Name of Project H.R. & C. OF NEW YORK, INC. MINOR SUBDIVISION
2. Owner of Record H.R. & C. OF NEW YORK, INC. Phone 564-7550  
Address: 845 UNION AVENUE NEW WINDSOR N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant SAME Phone SAME  
Address: SAME  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S., P.C. Phone 564-6650  
Address: 407 SOUTH PLANK ROAD, UNIT 3 NEWBURGH N.Y. 12550  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney / Phone /  
Address /  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
WILLIAM B. HILDRETH, L.S. 564-6650  
(Name) (Phone)
7. Project Location:  
On the WEST side of UNION AVENUE 2800 ± feet  
(Direction) (Street) (No.)  
NORTH of ROUTE 207  
(Direction) (Street)
8. Project Data: Acreage 8.25 Zone C School Dist. NCSD





9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".**

10. Description of Project: (Use, Size, Number of Lots, etc.) Two Lot Commercial Subdivision.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no X

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

27<sup>th</sup> DAY OF March 2002 [Signature]  
APPLICANT'S SIGNATURE

[Signature]

HOWARD H CHUTE  
Please Print Applicant's Name as Signed

Notary Public, State of New York  
Qualified in Orange County  
Reg. No. 01NE6023644  
Commission Expires April 26, 2003

TOWN USE ONLY:

**02-09**

DATE APPLIED RECEIVED  
TOWN OF NEW WINDSOR

APPLICATION NUMBER

APR 17 2002

ENGINEER & PLANNING

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

Howard H. Choe, deposes and says that he resides  
(OWNER)  
at 915 ~~845~~ UNION AVENUE, NEW WINDSOR in the County of ORANGE  
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

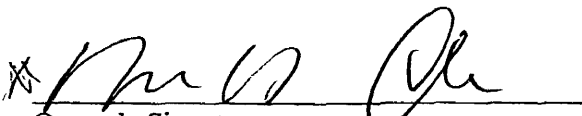
(Sec. 4 Block 1 Lot 68)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he authorizes:

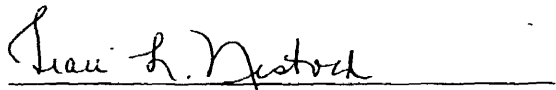
(Applicant Name & Address, if different from owner)

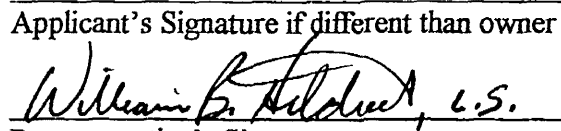
GREVAS & HILDRETH, L.S., P.C. 407 SOUTH PLANK RD. UNIT 3 NEWBURGH 12550  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: March 27<sup>th</sup>, 2002

  
Owner's Signature

X   
Witness' Signature

  
Applicant's Signature if different than owner  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED  
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**


APR 17 2002

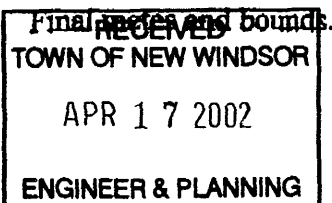
ENGINEER & PLANNING

02-09

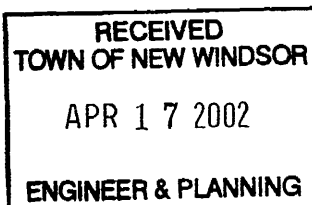
**TOWN OF NEW WINDSOR PLANNING BOARD  
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ☒ Name and address of Applicant.
- \* 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval.  
(ON ALL PAGES OF SUBDIVISION PLAN)  
  
SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- \* 16. N/A Flood land boundaries.
17. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☒ Final notes and bounds.



19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. N/A Show any existing waterways.
- \*26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. N/A Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. N/A Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. ✓ Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



**REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:**

36. N/A Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. N/A A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

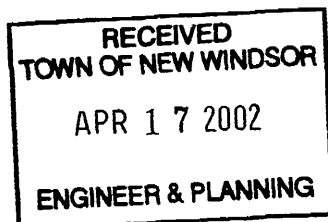
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: William B. Holst 3/27/02  
Licensed Professional Date



PROJECT I.D. NUMBER

617.21

SEQR

## Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>H.R. &amp; C. OF NEW YORK, INC.</b>		2. PROJECT NAME <b>H.R. &amp; C. OF NEW YORK, INC. MINOR SUBDIVISION</b>	
3. PROJECT LOCATION: Municipality <b>TOWN OF NEW WINDSOR</b> County <b>ORANGE</b>			
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>WEST SIDE OF UNION AVENUE, 2800' ± NORTH OF ROUTE 207</b> <b>845 UNION AVENUE</b> <b>TAX MAP SECTION 4 BLOCK 1 LOT 68</b>			
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration			
6. DESCRIBE PROJECT BRIEFLY: <b>TWO LOT COMMERCIAL SUBDIVISION</b>			
7. AMOUNT OF LAND AFFECTED: Initially <b>8.25</b> acres Ultimately <b>8.25</b> acres			
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly			
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:			
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals			
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval			
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>			
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor name: <b>H.R. &amp; C. OF NEW YORK, INC.</b>		Date: <b>3/27/02</b>	
Signature: <b>William B. Feldman, L.S. (PREPARED)</b>			

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

02-09

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b> C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:   C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:   C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:   C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:   C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:   C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:   C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:     	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:     	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

## ATTACHMENTS

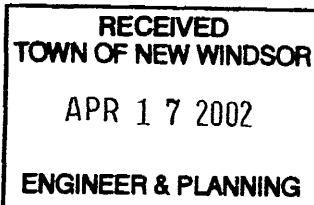
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE*

*William B. Alden*



02-09